HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: September 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

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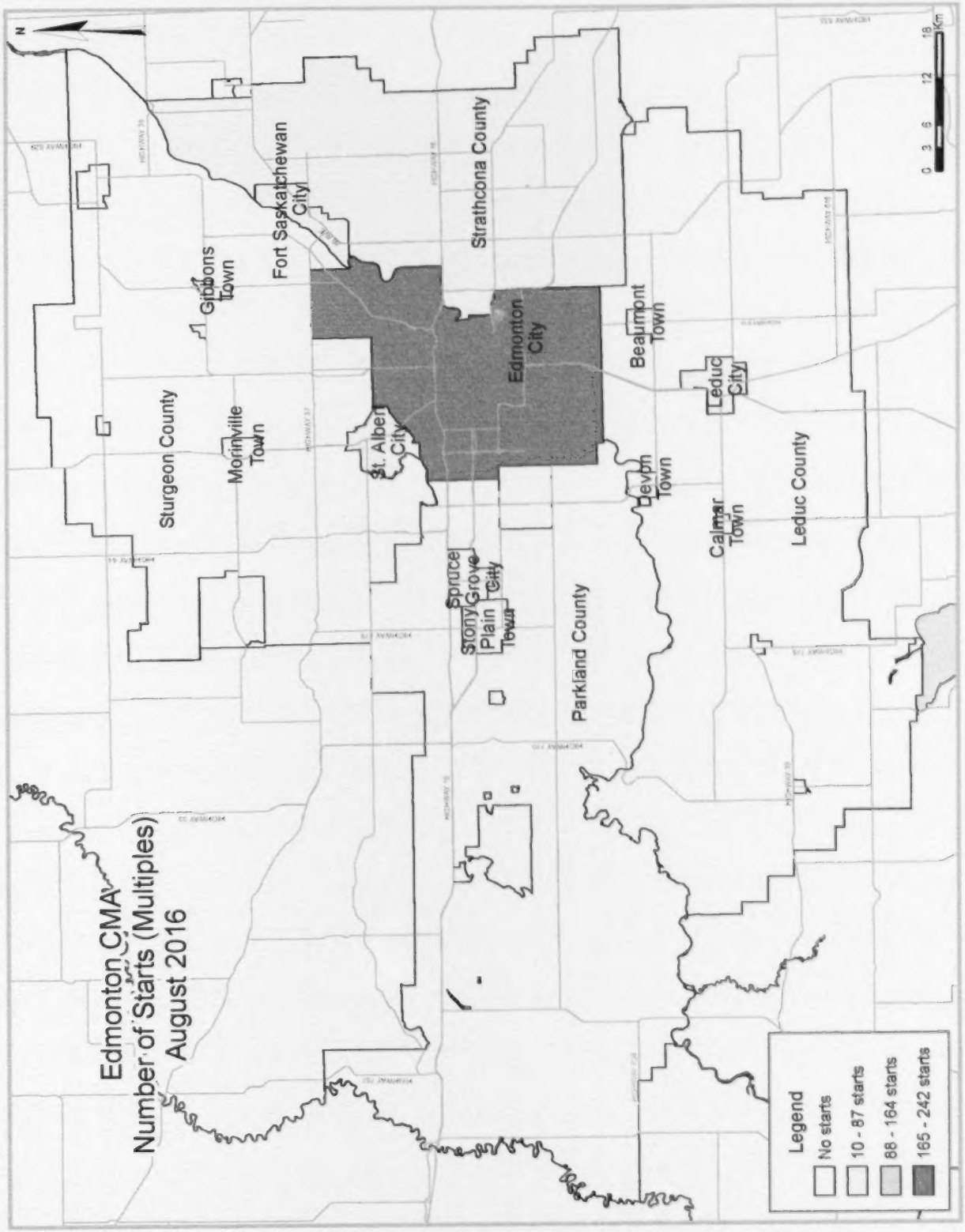
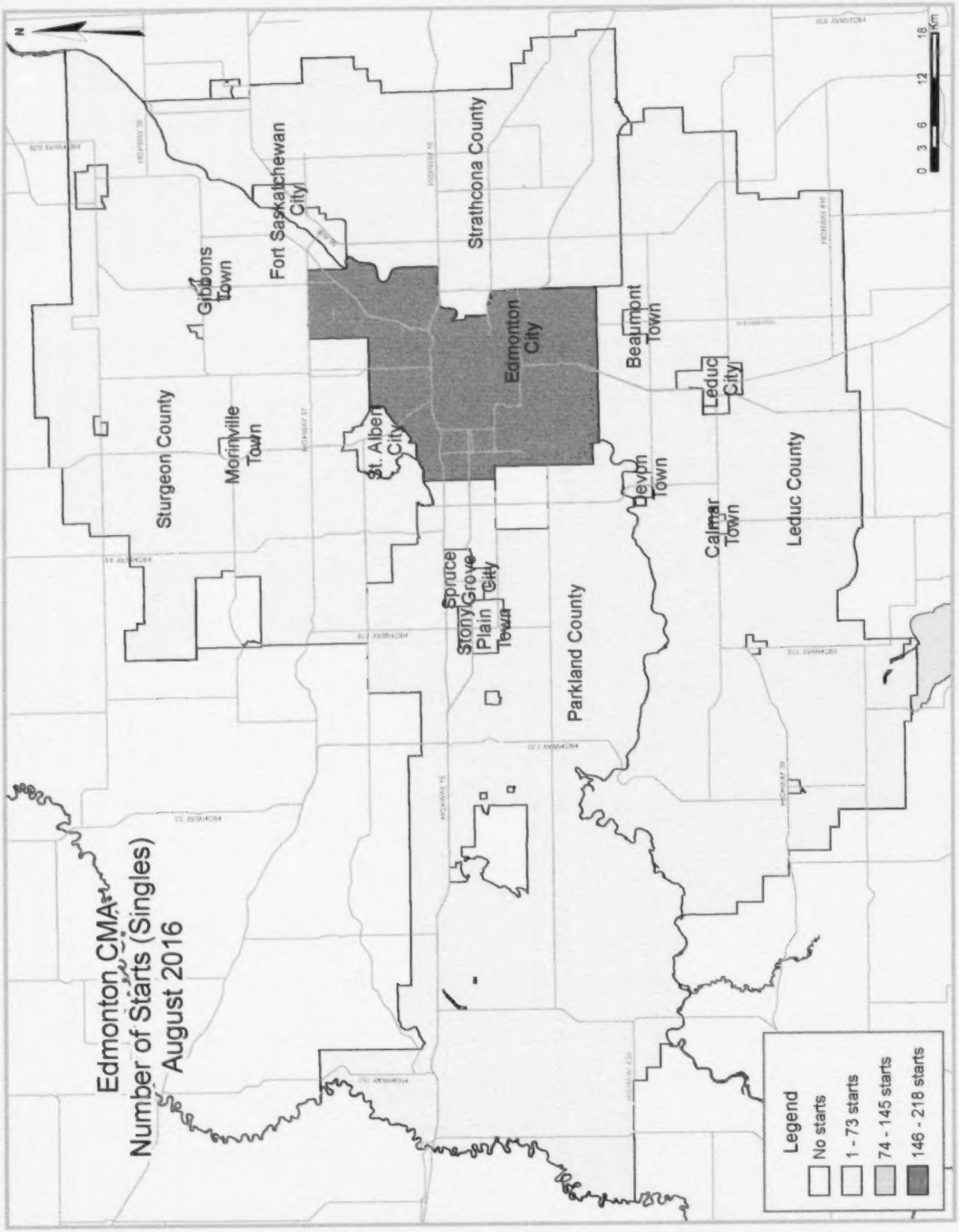
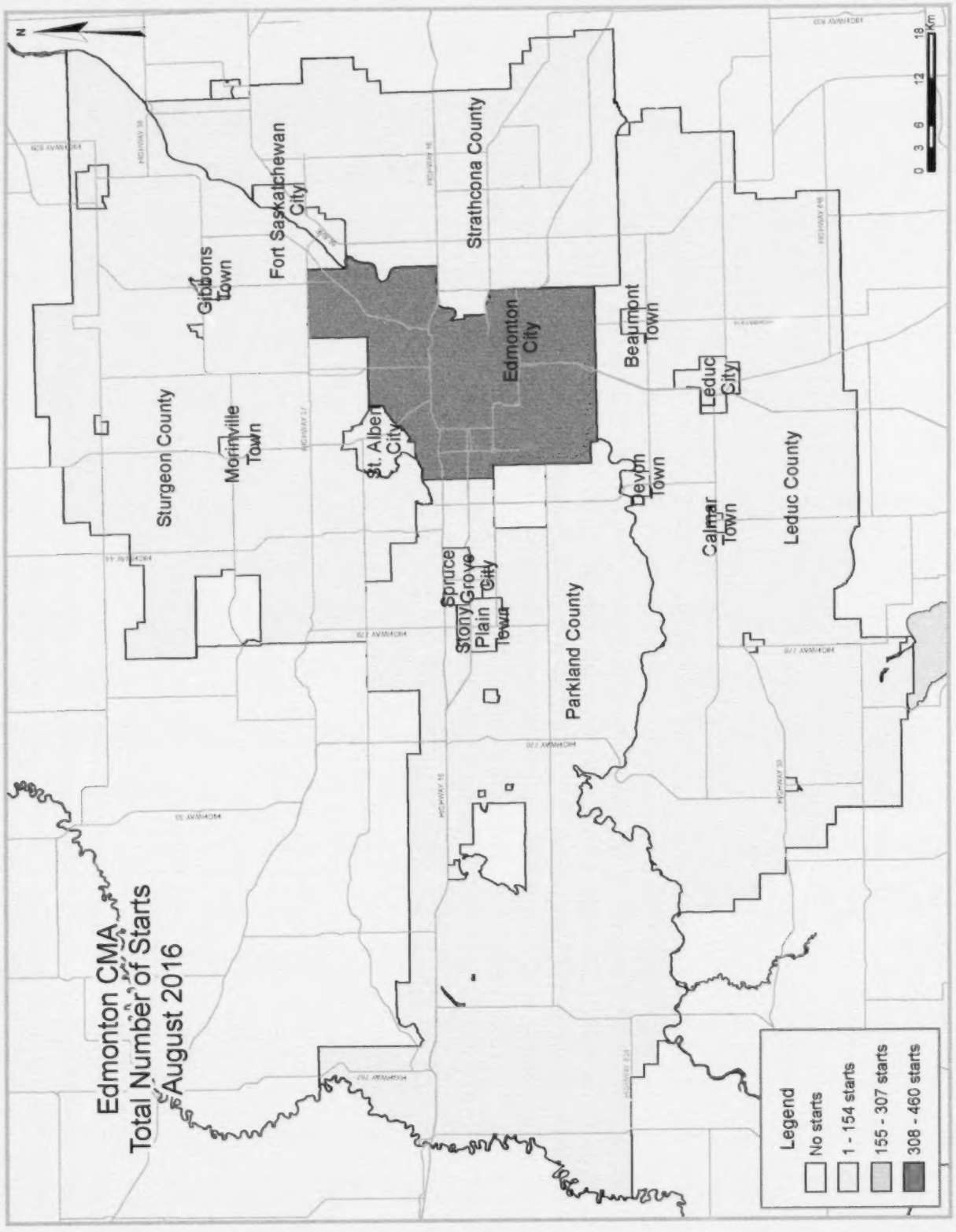
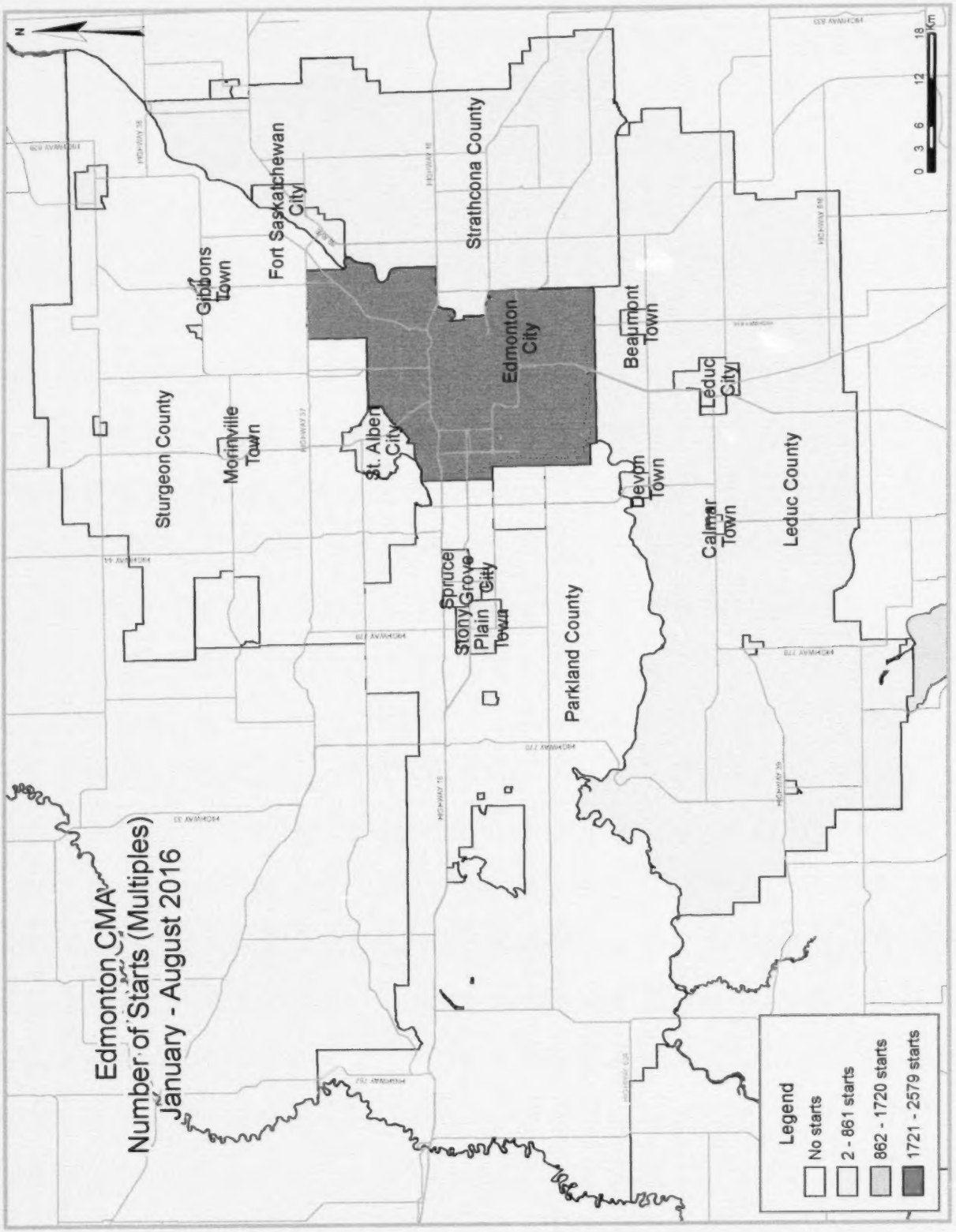
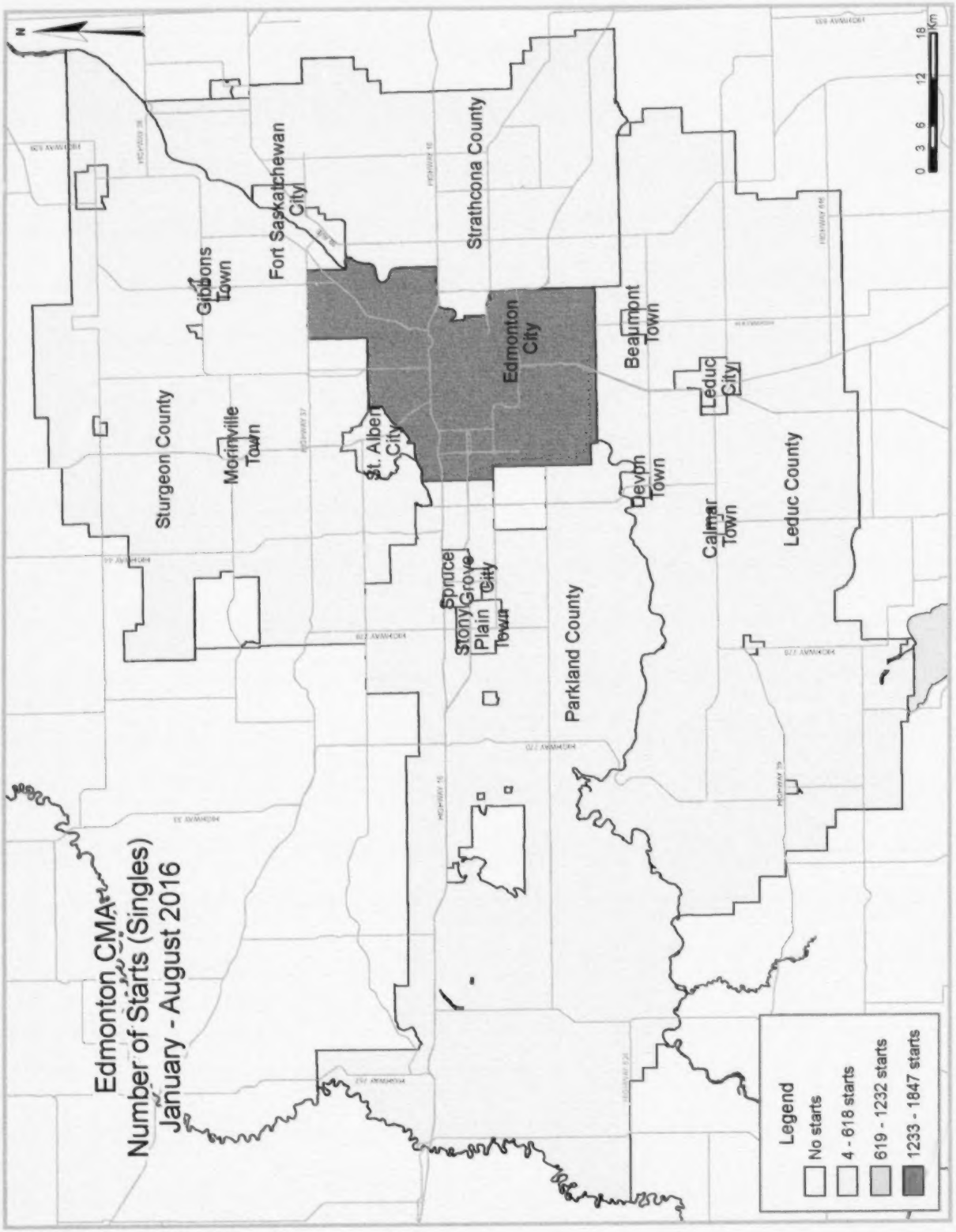
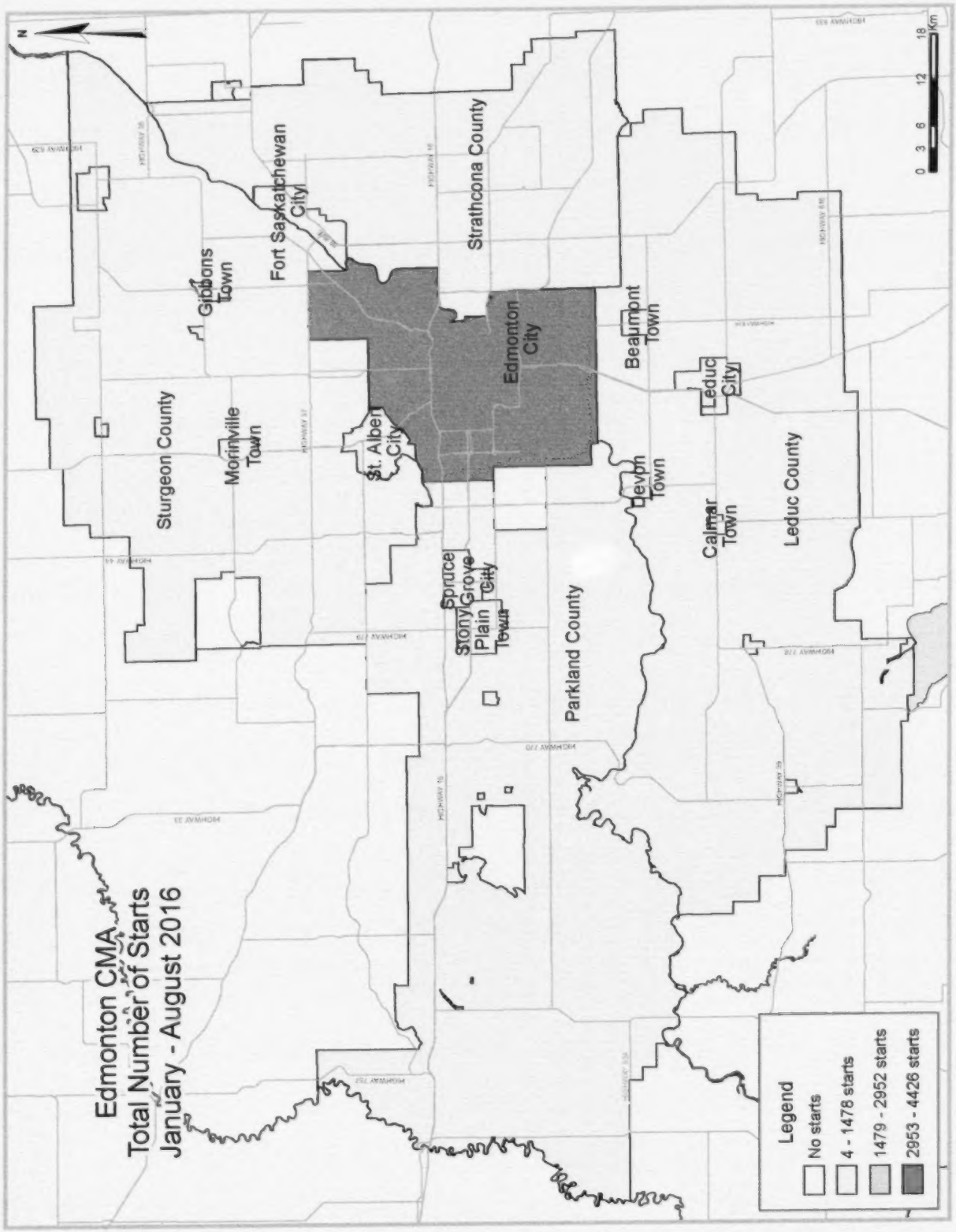

Edmonton CMA
Number of Starts (Multiples)
August 2016
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County
Legend
No starts
10 - 87 starts
88 - 164 starts
165 - 242 starts


Edmonton CMA
Number of Starts (Singles)
August 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 73 starts
74 - 145 starts
146 - 218 starts


Edmonton CMA
Total Number of Starts
August 2016
Legend
No starts
1 - 154 starts
155 - 307 starts
308 - 460 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - August 2016
N
0 3 6 12 18 Km
Legend
No starts
2 - 861 starts
862 - 1720 starts
1721 - 2579 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - August 2016
N
0 3 6 12 18 Km
Legend
No starts
4 - 618 starts
619 - 1232 starts
1233 - 1847 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - August 2016
N
0 3 6 12 18 Km
Legend
No starts
4 - 1478 starts
1479 - 2952 starts
2953 - 4426 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2016		
Edmonton CMA[1]	July 2016	August 2016
Trend[2]	10,191	10,028
SAAR	8,513	7,087
	August 2015	August 2016
Actual		
August - Single-Detached	513	342
August - Multiples	776	296
August - Total	1,289	638
January to August - Single-Detached	4,043	2,608
January to August - Multiples	8,310	3,732
January to August - Total	12,353	6,340

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2016	340	154	54	2	69	19	0	0	638
August 2015	498	190	94	15	142	168	0	182	1,289
% Change	-31.7	-18.9	-42.6	-86.7	-51.4	-88.7	n/a	-100.0	-50.5
Year-to-date 2016	2,602	1,198	297	6	494	935	115	693	6,340
Year-to-date 2015	4,019	1,630	579	24	937	3,041	114	2,009	12,353
% Change	-35.3	-26.5	-48.7	-75.0	-47.3	-69.3	0.9	-65.5	-48.7
UNDER CONSTRUCTION									
August 2016	2,412	1,088	308	6	646	3,421	294	2,431	10,606
August 2015	4,010	1,644	567	20	1,053	5,574	176	3,204	16,248
% Change	-39.9	-33.8	-45.7	-70.0	-38.7	-38.6	67.0	-24.1	-34.7
COMPLETIONS									
August 2016	408	148	55	0	66	634	26	269	1,606
August 2015	610	220	101	1	93	0	7	404	1,436
% Change	-33.1	-32.7	-45.5	-100.0	-29.0	n/a	**	-33.4	11.8
Year-to-date 2016	3,519	1,524	330	5	682	1,955	310	2,302	10,627
Year-to-date 2015	4,692	1,628	355	12	779	1,333	85	1,772	10,656
% Change	-25.0	-6.4	-7.0	-58.3	-12.5	46.7	**	29.9	-0.3
COMPLETED & NOT ABSORBED									
August 2016	704	385	97	3	196	555	n/a	n/a	1,940
August 2015	598	298	37	1	74	189	n/a	n/a	1,197
% Change	17.7	29.2	162.2	200.0	164.9	193.7	n/a	n/a	62.1
ABSORBED									
August 2016	449	159	52	0	47	555	n/a	n/a	1,262
August 2015	652	196	88	0	85	27	n/a	n/a	1,048
% Change	-31.1	-18.9	-40.9	n/a	-44.7	**	n/a	n/a	20.4
Year-to-date 2016	3,586	1,534	281	2	500	1,709	n/a	n/a	7,612
Year-to-date 2015	4,615	1,558	252	12	744	1,300	n/a	n/a	8,481
% Change	-22.3	-1.5	11.5	-83.3	-32.8	31.5	n/a	n/a	-10.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
August 2016	217	118	43	1	62	19	0	0	460
August 2015	326	128	54	1	90	12	0	182	793
Beaumont Town									
August 2016	4	0	0	0	0	0	0	0	4
August 2015	24	6	0	0	0	0	0	0	30
Devon Town									
August 2016	1	0	0	0	0	0	0	0	1
August 2015	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
August 2016	7	12	0	0	0	0	0	0	19
August 2015	11	22	3	0	4	0	0	0	40
Leduc City									
August 2016	9	2	8	0	0	0	0	0	19
August 2015	27	6	0	0	20	0	0	0	53
Leduc County									
August 2016	12	0	0	0	0	0	0	0	12
August 2015	12	0	0	0	0	0	0	0	12
Morinville Town									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	2	0	0	0	0	0	0	0	2
Parkland County									
August 2016	24	0	0	0	0	0	0	0	24
August 2015	26	0	0	0	0	0	0	0	26
Spruce Grove City									
August 2016	5	0	0	0	0	0	0	0	5
August 2015	17	14	4	0	0	0	0	0	35
St. Albert City									
August 2016	8	14	0	0	2	0	0	0	24
August 2015	14	2	0	0	0	0	0	0	16
Stony Plain Town									
August 2016	13	0	0	0	0	0	0	0	13
August 2015	9	8	33	14	24	110	0	0	198
Strathcona County									
August 2016	22	8	3	1	5	0	0	0	39
August 2015	22	4	0	0	4	46	0	0	76
Sturgeon County									
August 2016	13	0	0	0	0	0	0	0	13
August 2015	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
August 2016	5	0	0	0	0	0	0	0	5
August 2015	3	0	0	0	0	0	0	0	3
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2016	340	154	54	2	69	19	0	0	638
August 2015	498	190	94	15	142	168	0	182	1,289

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
August 2016	1,600	752	237	5	554	2,833	181	1,975	8,137
August 2015	2,670	1,184	463	4	836	4,723	84	2,635	12,599
Beaumont Town									
August 2016	100	24	7	0	0	0	0	0	131
August 2015	114	24	24	0	0	8	0	126	296
Devon Town									
August 2016	6	2	0	0	0	0	0	0	8
August 2015	6	2	0	0	0	0	0	0	8
Fort Saskatchewan City									
August 2016	47	62	8	0	0	0	0	0	117
August 2015	136	106	3	0	17	0	80	96	438
Leduc City									
August 2016	72	42	16	0	9	0	4	90	233
August 2015	162	52	29	0	43	160	8	104	558
Leduc County									
August 2016	73	4	3	0	0	0	0	0	80
August 2015	118	0	0	0	0	0	0	0	118
Morinville Town									
August 2016	12	8	0	0	0	3	0	0	23
August 2015	32	10	0	0	0	0	0	36	78
Parkland County									
August 2016	99	0	0	0	0	0	0	0	99
August 2015	124	2	0	0	0	0	0	0	126
Spruce Grove City									
August 2016	70	68	30	0	29	0	38	0	235
August 2015	162	148	11	0	43	140	0	0	504
St. Albert City									
August 2016	82	60	0	0	36	517	0	0	695
August 2015	104	34	0	0	54	119	0	110	421
Stony Plain Town									
August 2016	36	14	0	0	4	12	71	66	203
August 2015	58	32	33	14	32	150	0	0	319
Strathcona County									
August 2016	117	48	3	1	14	56	0	296	535
August 2015	191	46	0	2	28	274	0	93	634
Sturgeon County									
August 2016	64	0	0	0	0	0	0	0	64
August 2015	83	0	0	0	0	0	0	0	83
Remainder of the CMA									
August 2016	34	4	4	0	0	0	0	4	46
August 2015	50	4	4	0	0	0	4	4	66
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2016	2,412	1,088	308	6	646	3,421	294	2,431	10,606
August 2015	4,010	1,644	567	20	1,053	5,574	176	3,204	16,248

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
August 2016	264	114	51	0	66	634	4	66	1,199
August 2015	413	126	90	1	64	0	0	300	994
Beaumont Town									
August 2016	5	0	0	0	0	0	0	0	5
August 2015	4	0	0	0	0	0	0	0	4
Devon Town									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
August 2016	14	12	0	0	0	0	11	48	85
August 2015	24	32	0	0	0	0	7	0	63
Leduc City									
August 2016	27	0	4	0	0	0	0	0	31
August 2015	13	10	4	0	0	0	0	0	27
Leduc County									
August 2016	12	0	0	0	0	0	0	0	12
August 2015	8	0	0	0	0	0	0	0	8
Morinville Town									
August 2016	5	0	0	0	0	0	0	0	5
August 2015	12	0	3	0	8	0	0	0	23
Parkland County									
August 2016	25	0	0	0	0	0	0	0	25
August 2015	20	0	0	0	0	0	0	0	20
Spruce Grove City									
August 2016	16	14	0	0	0	0	0	0	30
August 2015	32	34	4	0	3	0	0	104	177
St. Albert City									
August 2016	10	6	0	0	0	0	11	0	27
August 2015	12	2	0	0	6	0	0	0	20
Stony Plain Town									
August 2016	4	2	0	0	0	0	0	126	132
August 2015	15	6	0	0	8	0	0	0	29
Strathcona County									
August 2016	14	0	0	0	0	0	0	29	43
August 2015	28	10	0	0	4	0	0	0	42
Sturgeon County									
August 2016	10	0	0	0	0	0	0	0	10
August 2015	22	0	0	0	0	0	0	0	22
Remainder of the CMA									
August 2016	2	0	0	0	0	0	0	0	2
August 2015	6	0	0	0	0	0	0	0	6
First Nations									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2016	408	148	55	0	66	634	26	269	1,606
August 2015	610	220	101	1	93	0	7	404	1,436

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
August 2016	426	236	47	3	119	472	n/a	n/a	1,303
August 2015	311	145	21	1	22	160	n/a	n/a	660
Beaumont Town									
August 2016	29	13	8	0	0	8	n/a	n/a	58
August 2015	21	0	3	0	0	0	n/a	n/a	24
Devon Town									
August 2016	2	0	0	0	0	0	n/a	n/a	2
August 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
August 2016	41	41	4	0	12	0	n/a	n/a	98
August 2015	49	26	2	0	1	0	n/a	n/a	78
Leduc City									
August 2016	49	11	6	0	14	0	n/a	n/a	80
August 2015	59	26	2	0	7	0	n/a	n/a	94
Leduc County									
August 2016	9	0	0	0	0	0	n/a	n/a	9
August 2015	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
August 2016	11	4	0	0	0	0	n/a	n/a	15
August 2015	7	0	0	0	0	0	n/a	n/a	7
Parkland County									
August 2016	7	0	0	0	0	0	n/a	n/a	7
August 2015	5	1	0	0	0	0	n/a	n/a	6
Spruce Grove City									
August 2016	41	47	23	0	7	45	n/a	n/a	163
August 2015	40	54	3	0	8	29	n/a	n/a	134
St. Albert City									
August 2016	30	13	0	0	5	0	n/a	n/a	48
August 2015	36	13	0	0	3	0	n/a	n/a	52
Stony Plain Town									
August 2016	25	15	5	0	12	0	n/a	n/a	57
August 2015	27	20	6	0	13	0	n/a	n/a	66
Strathcona County									
August 2016	24	5	3	0	25	30	n/a	n/a	87
August 2015	32	13	0	0	20	0	n/a	n/a	65
Sturgeon County									
August 2016	4	0	0	0	0	0	n/a	n/a	4
August 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
August 2016	6	0	1	0	2	0	n/a	n/a	9
August 2015	5	0	0	0	0	0	n/a	n/a	5
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
August 2016	704	385	97	3	196	555	n/a	n/a	1,940
August 2015	598	298	37	1	74	189	n/a	n/a	1,197

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
August 2016	299	116	48	0	45	550	n/a	n/a	1,058
August 2015	452	136	80	0	57	25	n/a	n/a	750
Beaumont Town									
August 2016	7	0	1	0	0	0	n/a	n/a	8
August 2015	9	0	0	0	0	0	n/a	n/a	9
Devon Town									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
August 2016	20	6	0	0	0	0	n/a	n/a	26
August 2015	25	17	1	0	2	0	n/a	n/a	45
Leduc City									
August 2016	29	2	1	0	0	0	n/a	n/a	32
August 2015	10	7	2	0	0	0	n/a	n/a	19
Leduc County									
August 2016	11	0	0	0	0	0	n/a	n/a	11
August 2015	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
August 2016	5	2	0	0	0	0	n/a	n/a	7
August 2015	10	0	3	0	8	0	n/a	n/a	21
Parkland County									
August 2016	25	0	0	0	0	0	n/a	n/a	25
August 2015	23	2	0	0	0	0	n/a	n/a	25
Spruce Grove City									
August 2016	10	17	2	0	2	2	n/a	n/a	33
August 2015	32	21	2	0	5	2	n/a	n/a	62
St. Albert City									
August 2016	11	8	0	0	0	0	n/a	n/a	19
August 2015	15	1	0	0	6	0	n/a	n/a	22
Stony Plain Town									
August 2016	7	6	0	0	0	0	n/a	n/a	13
August 2015	13	5	0	0	0	0	n/a	n/a	18
Strathcona County									
August 2016	13	2	0	0	0	3	n/a	n/a	18
August 2015	28	7	0	0	7	0	n/a	n/a	42
Sturgeon County									
August 2016	10	0	0	0	0	0	n/a	n/a	10
August 2015	22	0	0	0	0	0	n/a	n/a	22
Remainder of the CMA									
August 2016	2	0	0	0	0	0	n/a	n/a	2
August 2015	4	0	0	0	0	0	n/a	n/a	4
First Nations									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
August 2016	449	159	52	0	47	555	n/a	n/a	1,262
August 2015	652	196	88	0	85	27	n/a	n/a	1,048

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Edmonton City	218	327	120	138	103	134	19	194	460	793	-42.0
Beaumont Town	4	24	0	6	0	0	0	0	4	30	-86.7
Calmar Town	0	3	0	0	0	0	0	0	0	3	-100.0
Devon Town	1	1	0	0	0	0	0	0	1	1	0.0
Fort Saskatchewan City	7	11	12	22	0	7	0	0	19	40	-52.5
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	9	27	2	6	8	20	0	0	19	53	-64.2
Leduc County	12	12	0	0	0	0	0	0	12	12	0.0
Morinville Town	0	2	0	0	0	0	0	0	0	2	-100.0
Parkland County	24	26	0	0	0	0	0	0	24	26	-7.7
Spruce Grove City	5	17	0	14	0	4	0	0	5	35	-85.7
St. Albert City	8	14	16	2	0	0	0	0	24	16	50.0
Stony Plain Town	13	23	0	24	0	41	0	110	13	198	-93.4
Strathcona County	23	22	10	8	6	0	0	46	39	76	-48.7
Sturgeon County	13	4	0	0	0	0	0	0	13	4	**
Remainder of the CMA	5	0	0	0	0	0	0	0	5	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	342	513	160	220	117	206	19	350	638	1,289	-50.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	1,847	2,813	864	1,248	708	1,243	1,007	4,319	4,426	9,623	-54.0
Beaumont Town	79	96	24	22	4	27	0	134	107	279	-61.6
Calmar Town	4	10	0	0	0	4	0	0	4	14	-71.4
Devon Town	6	4	2	2	0	0	0	0	8	6	33.3
Fort Saskatchewan City	56	137	72	132	12	56	48	96	188	421	-55.3
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	64	137	42	52	19	67	0	14	125	270	-53.7
Leduc County	59	86	4	0	3	0	0	0	66	86	-23.3
Morinville Town	14	28	8	10	0	4	0	0	22	42	-47.6
Parkland County	83	108	0	0	0	0	0	0	83	108	-23.1
Spruce Grove City	85	176	74	140	63	25	0	72	222	413	-46.2
St. Albert City	69	105	78	40	29	5	398	16	574	166	**
Stony Plain Town	41	72	14	48	3	45	3	150	61	315	-80.6
Strathcona County	110	181	66	88	9	0	172	245	357	514	-30.5
Sturgeon County	73	71	0	0	0	0	0	0	73	71	2.8
Remainder of the CMA	18	19	2	2	4	0	0	4	24	25	-4.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,608	4,043	1,250	1,784	854	1,476	1,628	5,050	6,340	12,353	-48.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Edmonton City	103	134	0	0	19	12	0	182
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	7	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	20	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	41	0	0	0	110	0	0
Strathcona County	6	0	0	0	0	46	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	117	206	0	0	19	168	0	182

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	608	1,173	100	70	534	2,579	473	1,740
Beaumont Town	4	27	0	0	0	8	0	126
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	16	0	40	0	0	48	96
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	19	67	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	63	25	0	0	0	72	0	0
St. Albert City	14	5	15	0	398	16	0	0
Stony Plain Town	3	45	0	0	3	150	0	0
Strathcona County	9	0	0	0	0	216	172	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	739	1,362	115	114	935	3,041	693	2,009

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Edmonton City	378	508	82	103	0	182	460	793
Beaumont Town	4	30	0	0	0	0	4	30
Calmar Town	0	3	0	0	0	0	0	3
Devon Town	1	1	0	0	0	0	1	1
Fort Saskatchewan City	19	36	0	4	0	0	19	40
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	19	33	0	20	0	0	19	53
Leduc County	12	12	0	0	0	0	12	12
Morinville Town	0	2	0	0	0	0	0	2
Parkland County	24	26	0	0	0	0	24	26
Spruce Grove City	5	35	0	0	0	0	5	35
St. Albert City	22	16	2	0	0	0	24	16
Stony Plain Town	13	50	0	148	0	0	13	198
Strathcona County	33	26	6	50	0	0	39	76
Sturgeon County	13	4	0	0	0	0	13	4
Remainder of the CMA	5	0	0	0	0	0	5	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	548	782	90	325	0	182	638	1,289

Table 2.5: Starts by Submarket and by Intended Market January - August 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	2,884	4,422	969	3,391	573	1,810	4,426	9,623
Beaumont Town	107	145	0	8	0	126	107	279
Calmar Town	4	10	0	0	0	4	4	14
Devon Town	8	6	0	0	0	0	8	6
Fort Saskatchewan City	140	268	0	17	48	136	188	421
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	122	219	3	37	0	14	125	270
Leduc County	66	86	0	0	0	0	66	86
Morinville Town	22	38	0	4	0	0	22	42
Parkland County	83	108	0	0	0	0	83	108
Spruce Grove City	207	331	15	82	0	0	222	413
St. Albert City	133	141	426	25	15	0	574	166
Stony Plain Town	58	123	3	192	0	0	61	315
Strathcona County	166	239	19	246	172	29	357	514
Sturgeon County	73	71	0	0	0	0	73	71
Remainder of the CMA	24	21	0	0	0	4	24	25
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,097	6,228	1,435	4,002	808	2,123	6,340	12,353

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Edmonton City	264	414	114	134	121	146	700	300	1,199	994	20.6
Beaumont Town	5	4	0	0	0	0	0	0	5	4	25.0
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	0	1	0	0	0	0	0	0	0	1	-100.0
Fort Saskatchewan City	14	24	12	32	11	7	48	0	85	63	34.9
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	27	13	0	10	4	4	0	0	31	27	14.8
Leduc County	12	8	0	0	0	0	0	0	12	8	50.0
Morinville Town	5	12	0	0	0	11	0	0	5	23	-78.3
Parkland County	25	20	0	0	0	0	0	0	25	20	25.0
Spruce Grove City	16	32	14	34	0	7	0	104	30	177	-83.1
St. Albert City	10	12	6	8	11	0	0	0	27	20	35.0
Stony Plain Town	4	15	2	6	0	8	126	0	132	29	**
Strathcona County	14	28	0	14	0	0	29	0	43	42	2.4
Sturgeon County	10	22	0	0	0	0	0	0	10	22	-54.5
Remainder of the CMA	2	3	0	0	0	0	0	0	2	3	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	408	611	148	238	147	183	903	404	1,606	1,436	11.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	2,439	3,265	1,222	1,222	846	868	3,382	2,564	7,889	7,919	-0.4
Beaumont Town	111	98	36	22	71	4	71	0	289	124	133.1
Calmar Town	8	15	0	0	4	0	0	0	12	15	-20.0
Devon Town	3	4	2	0	0	0	0	0	5	4	25.0
Fort Saskatchewan City	69	149	78	96	105	11	96	0	348	256	35.9
Gibbons Town	1	6	0	0	0	0	0	0	1	6	-83.3
Leduc City	156	207	32	98	49	120	160	0	397	425	-6.6
Leduc County	87	94	0	0	0	0	0	0	87	94	-7.4
Morinville Town	34	57	16	2	0	11	36	0	86	70	22.9
Parkland County	92	107	0	4	0	0	0	0	92	111	-17.1
Spruce Grove City	124	229	124	150	67	41	140	247	455	667	-31.8
St. Albert City	96	136	36	40	55	7	110	150	297	333	-10.8
Stony Plain Town	37	64	22	40	19	15	126	0	204	119	71.4
Strathcona County	164	175	46	74	8	20	136	144	354	413	-14.3
Sturgeon County	86	86	0	0	0	0	0	0	86	86	0.0
Remainder of the CMA	17	14	0	0	8	0	0	0	25	14	78.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,524	4,706	1,614	1,748	1,232	1,097	4,257	3,105	10,627	10,656	-0.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Edmonton City	117	146	4	0	634	0	66	300
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	11	7	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	11	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	7	0	0	0	0	0	104
St. Albert City	0	0	11	0	0	0	0	0
Stony Plain Town	0	8	0	0	0	0	126	0
Strathcona County	0	0	0	0	0	0	29	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	121	176	26	7	634	0	269	404

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	734	858	112	10	1,879	1,333	1,503	1,231
Beaumont Town	6	4	65	0	8	0	63	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	32	4	73	7	0	0	96	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	49	56	0	64	0	0	160	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	11	0	0	0	0	36	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	63	41	4	0	68	0	72	247
St. Albert City	5	7	50	0	0	0	110	150
Stony Plain Town	19	15	0	0	0	0	126	0
Strathcona County	8	20	0	0	0	0	136	144
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	8	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	924	1,016	308	81	1,955	1,333	2,302	1,772

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Edmonton City	429	629	700	65	70	300	1,199	994
Beaumont Town	5	4	0	0	0	0	5	4
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	0	1	0	0	0	0	0	1
Fort Saskatchewan City	26	56	0	0	59	7	85	63
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	31	27	0	0	0	0	31	27
Leduc County	12	8	0	0	0	0	12	8
Morinville Town	5	15	0	8	0	0	5	23
Parkland County	25	20	0	0	0	0	25	20
Spruce Grove City	30	70	0	3	0	104	30	177
St. Albert City	16	14	0	6	11	0	27	20
Stony Plain Town	6	21	0	8	126	0	132	29
Strathcona County	14	38	0	4	29	0	43	42
Sturgeon County	10	22	0	0	0	0	10	22
Remainder of the CMA	2	3	0	0	0	0	2	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	611	931	700	94	295	411	1,606	1,436

Table 3.5: Completions by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	3,809	4,705	2,463	1,969	1,617	1,245	7,889	7,919
Beaumont Town	153	124	8	0	128	0	289	124
Calmar Town	8	15	0	0	4	0	12	15
Devon Town	5	4	0	0	0	0	5	4
Fort Saskatchewan City	157	238	22	11	169	7	348	256
Gibbons Town	1	6	0	0	0	0	1	6
Leduc City	217	342	20	19	160	64	397	425
Leduc County	87	94	0	0	0	0	87	94
Morinville Town	50	62	0	8	36	0	86	70
Parkland County	92	111	0	0	0	0	92	111
Spruce Grove City	298	402	81	18	76	247	455	667
St. Albert City	132	156	5	27	160	150	297	333
Stony Plain Town	62	104	16	15	126	0	204	119
Strathcona County	195	212	23	57	136	144	354	413
Sturgeon County	86	86	0	0	0	0	86	86
Remainder of the CMA	21	14	4	0	0	0	25	14
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	5,373	6,675	2,642	2,124	2,612	1,857	10,627	10,656

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
August 2016	40	13.5	91	30.7	75	25.3	49	16.6	41	13.9	296	530,000	600,500
August 2015	41	9.2	100	22.3	125	27.9	86	19.2	96	21.4	448	572,500	628,126
Year-to-date 2016	306	12.6	673	27.6	746	30.6	333	13.7	377	15.5	2,435	530,000	598,399
Year-to-date 2015	318	10.0	738	23.2	959	30.1	522	16.4	645	20.3	3,182	550,000	626,514
Beaumont Town													
August 2016	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	0	429,194
August 2015	1	11.1	1	11.1	5	55.6	1	11.1	1	11.1	9	0	541,619
Year-to-date 2016	45	45.0	30	30.0	19	19.0	6	6.0	0	0.0	100	400,000	435,346
Year-to-date 2015	14	14.9	30	31.9	30	31.9	17	18.1	3	3.2	94	515,000	515,178
Calmar Town													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Year-to-date 2015	10	71.4	2	14.3	2	14.3	0	0.0	0	0.0	14	0	399,783
Devon Town													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
August 2016	3	15.0	10	50.0	6	30.0	1	5.0	0	0.0	20	462,500	470,295
August 2015	1	4.0	10	40.0	6	24.0	6	24.0	2	8.0	25	510,000	546,852
Year-to-date 2016	16	16.7	52	54.2	22	22.9	4	4.2	2	2.1	96	460,000	471,442
Year-to-date 2015	22	14.9	65	43.9	34	23.0	18	12.2	9	6.1	148	480,000	508,714
Gibbons Town													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	0	0
Leduc City													
August 2016	10	34.5	14	48.3	2	6.9	2	6.9	1	3.4	29	425,000	439,038
August 2015	5	50.0	3	30.0	1	10.0	1	10.0	0	0.0	10	400,000	421,336
Year-to-date 2016	51	32.3	71	44.9	22	13.9	8	5.1	6	3.8	158	425,000	460,026
Year-to-date 2015	54	28.3	75	39.3	46	24.1	11	5.8	5	2.6	191	450,000	464,553
Leduc County													
August 2016	2	18.2	2	18.2	3	27.3	2	18.2	2	18.2	11	515,000	548,332
August 2015	2	25.0	2	25.0	0	0.0	1	12.5	3	37.5	8	0	556,924
Year-to-date 2016	14	17.3	18	22.2	17	21.0	12	14.8	20	24.7	81	570,000	576,191
Year-to-date 2015	25	26.3	18	18.9	15	15.8	11	11.6	26	27.4	95	515,000	549,553
Morinville Town													
August 2016	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	0
August 2015	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0	10	400,000	413,349
Year-to-date 2016	18	58.1	12	38.7	1	3.2	0	0.0	0	0.0	31	0	383,589
Year-to-date 2015	26	51.0	20	39.2	4	7.8	1	2.0	0	0.0	51	410,000	417,960

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
August 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	0	0
August 2015	2	28.6	0	0.0	1	14.3	0	0.0	4	57.1	7	0	643,986
Year-to-date 2016	2	16.7	0	0.0	1	8.3	2	16.7	7	58.3	12	0	0
Year-to-date 2015	5	11.9	2	4.8	1	2.4	5	11.9	29	69.0	42	800,000	848,428
Spruce Grove City													
August 2016	2	20.0	4	40.0	1	10.0	0	0.0	3	30.0	10	465,000	529,574
August 2015	5	15.6	13	40.6	6	18.8	4	12.5	4	12.5	32	487,500	528,794
Year-to-date 2016	22	15.7	64	45.7	27	19.3	16	11.4	11	7.9	140	475,000	500,703
Year-to-date 2015	47	19.9	90	38.1	58	24.6	25	10.6	16	6.8	236	485,000	502,786
St. Albert City													
August 2016	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	745,000	728,518
August 2015	0	0.0	1	6.7	4	26.7	2	13.3	8	53.3	15	715,000	685,537
Year-to-date 2016	0	0.0	10	9.9	22	21.8	38	37.6	31	30.7	101	650,000	681,316
Year-to-date 2015	0	0.0	11	8.6	31	24.2	22	17.2	64	50.0	128	700,000	708,225
Stony Plain Town													
August 2016	0	0.0	2	33.3	3	50.0	0	0.0	1	16.7	6	0	587,389
August 2015	0	0.0	9	75.0	2	16.7	1	8.3	0	0.0	12	455,000	487,241
Year-to-date 2016	3	8.6	17	48.6	5	14.3	4	11.4	6	17.1	35	0	532,305
Year-to-date 2015	12	23.1	25	48.1	8	15.4	4	7.7	3	5.8	52	450,000	480,845
Strathcona County													
August 2016	1	8.3	3	25.0	2	16.7	2	16.7	4	33.3	12	577,500	862,917
August 2015	1	3.8	11	42.3	10	38.5	0	0.0	4	15.4	26	507,500	603,815
Year-to-date 2016	3	1.8	43	26.1	55	33.3	24	14.5	40	24.2	165	545,000	677,314
Year-to-date 2015	4	2.5	40	24.5	62	38.0	11	6.7	46	28.2	163	565,000	725,958
Sturgeon County													
August 2016	2	25.0	1	12.5	2	25.0	0	0.0	3	37.5	8	0	622,500
August 2015	2	10.5	3	15.8	6	31.6	3	15.8	5	26.3	19	590,000	563,684
Year-to-date 2016	23	28.8	8	10.0	10	12.5	10	12.5	29	36.3	80	600,000	682,937
Year-to-date 2015	10	13.0	15	19.5	19	24.7	13	16.9	20	26.0	77	590,000	605,080
Remainder of the CMA													
August 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
August 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	10	76.9	0	0.0	0	0.0	2	15.4	1	7.7	13	0	0
Year-to-date 2015	8	72.7	0	0.0	0	0.0	1	9.1	2	18.2	11	0	0
First Nations													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
August 2016	65	15.6	132	31.6	98	23.4	60	14.4	63	15.1	418	512,500	586,838
August 2015	68	10.9	157	25.1	168	26.9	105	16.8	127	20.3	625	550,000	605,393
Year-to-date 2016	524	15.1	999	28.9	947	27.4	459	13.3	530	15.3	3,459	520,000	584,551
Year-to-date 2015	558	12.4	1,134	25.2	1,271	28.3	661	14.7	868	19.3	4,492	540,000	606,923

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2016

Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	600,500	628,126	-4.4	598,399	626,514	-4.5
Beaumont Town	429,194	541,619	-20.8	435,346	515,178	-15.5
Calmar Town	-	-	n/a	-	399,783	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	470,295	546,852	-14.0	471,442	508,714	-7.3
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	439,038	421,336	4.2	460,026	464,553	-1.0
Leduc County	548,332	556,924	-1.5	576,191	549,553	4.8
Morinville Town	-	413,349	n/a	383,589	417,960	-8.2
Parkland County	-	643,986	n/a	-	848,428	n/a
Spruce Grove City	529,574	528,794	0.1	500,703	502,786	-0.4
St. Albert City	728,518	685,537	6.3	681,316	708,225	-3.8
Stony Plain Town	587,389	487,241	20.6	532,305	480,845	10.7
Strathcona County	862,917	603,815	42.9	677,314	725,958	-6.7
Sturgeon County	622,500	563,684	10.4	682,937	605,080	12.9
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	586,838	605,393	-3.1	584,551	606,923	-3.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

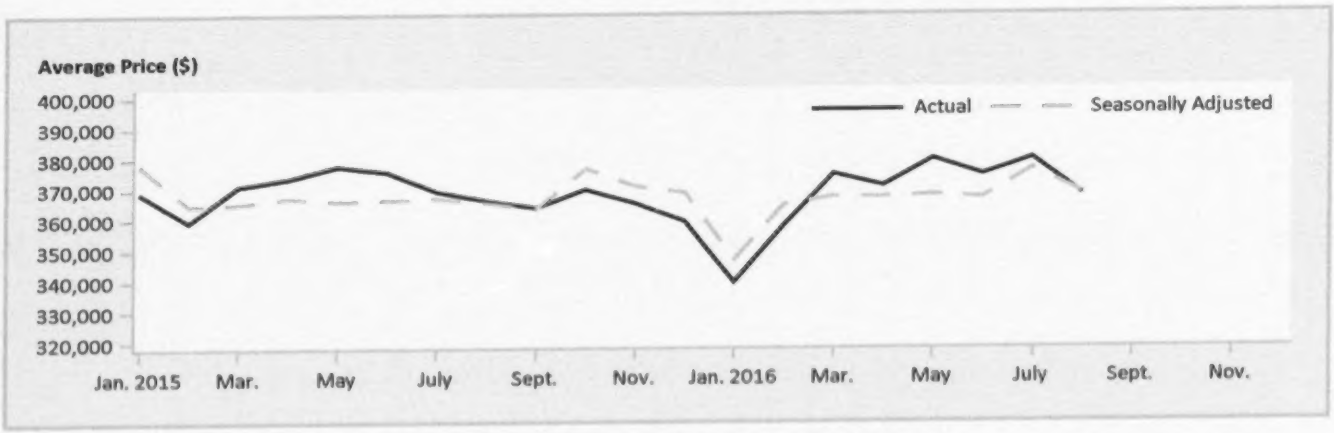


Figure 5.2: MLS® Residential Sales for Edmonton

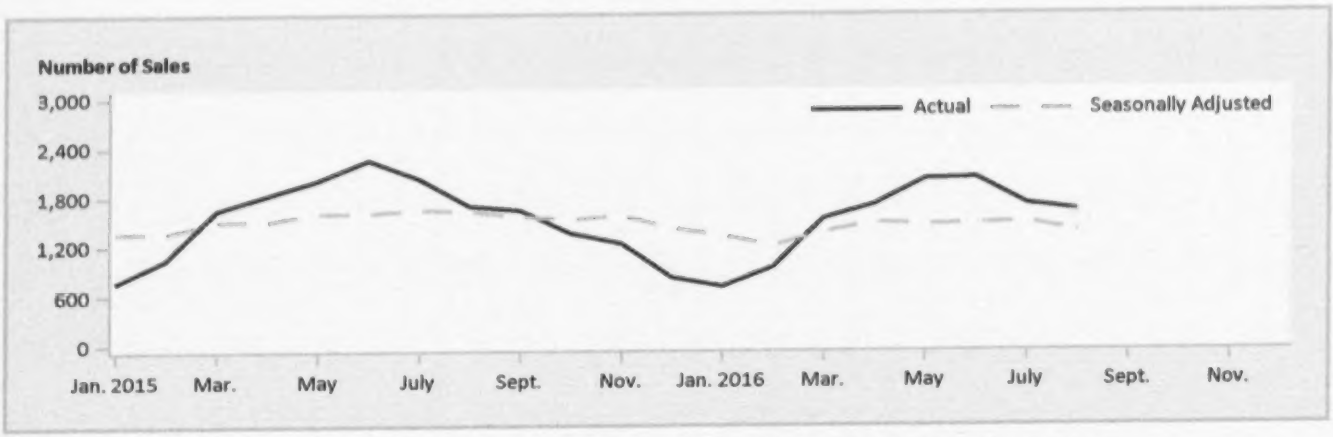
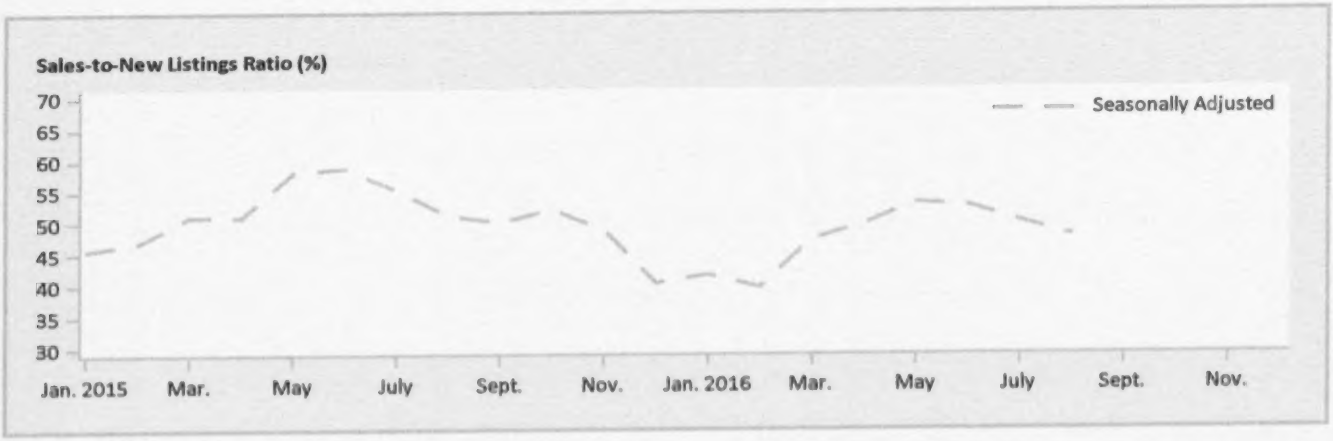


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	782	6.9	75.3	1,113
	April	561	3.14	4.64	91.7	135.0	784	7.0	75.5	1,127
	May	561	3.14	4.64	91.7	135.4	781	7.0	75.1	1,130
	June	561	3.14	4.64	91.3	136.2	772	7.0	74.1	1,136
	July	567	3.14	4.74	91.4	135.3	760	7.7	73.3	1,149
	August	567	3.14	4.74		135.6	751	8.0	72.7	1,149
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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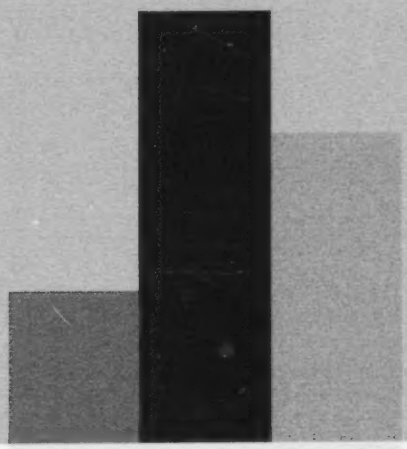

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- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
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- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
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- Rental Market Reports, Canada and Provincial Highlights
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- Residential Construction Digest, Prairie Centres
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